| 132.0 | 0005 | 0006.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,147,700 / 1,147,700 |
| | | | | | USE VALUE: | 1,147,700 / 1,147,700 |
| | | | | | ASSESSED: | 1,147,700 / 1,147,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 75 | | JASON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | MEYER ROBERT M & ANNE H/TRS | |
| Owner 2: | MEYER REALTY TRUST | |
| Owner 3: | | |
| Street 1: | 75 JASON STREET | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: / Own Occ: Y |
| Postal: | 02476 | Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MEYER ROBERT M--ETAL - |
| Owner 2: | MEYER ANNE HARA - |
| Street 1: | 75 JASON STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 7,787 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1893, having primarily Wood Shingle Exterior and 2782 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7787.000 | 558,700 | 800 | 588,200 | 1,147,700 |
| Total Card | 0.179 | 558,700 | 800 | 588,200 | 1,147,700 |
| Total Parcel | 0.179 | 558,700 | 800 | 588,200 | 1,147,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.54 | /Parcel: 412.5

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| | |
|---|---|
| User Acct | 85240 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 11/10/18 |

!10335!

## PREVIOUS ASSESSMENT

Parcel ID: 132.0-0005-0006.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 558,600 | 800 | 7,787. | 588,200 | 1,147,600 | 1,147,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 419,500 | 800 | 7,787. | 620,900 | 1,041,200 | 1,041,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 419,500 | 800 | 7,787. | 457,500 | 877,800 | 877,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 419,500 | 800 | 7,787. | 437,900 | 858,200 | 858,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 419,500 | 800 | 7,787. | 405,200 | 825,500 | 825,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 396,300 | 900 | 7,787. | 339,900 | 737,100 | 737,100 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 396,300 | 900 | 7,787. | 332,000 | 729,200 | 729,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 396,300 | 900 | 7,787. | 316,300 | 713,500 | 713,500 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 00:39:20 |

## LAST REV

| Date | Time |
|---|---|
| 12/27/19 | 08:42:41 |
| apro | |
| 10335 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 85240 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MEYER ROBERT M- | 68072-206 | | 9/23/2016 | Convenience | 10 | No | No | | |
| | 14606-225 | | 5/1/1982 | | 1 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/4/2019 | 1379 | Re-Roof | 19,400 | | | | | |
| 4/21/2011 | 318 | Redo Bat | 4,050 | | | | | REPL WHIRLPOOL TUB |
| 4/24/2007 | 269 | Redo Kit | 10,000 | | | G9 | GR FY09 | |
| 9/11/2003 | 760 | Re-Roof | 15,850 | | | | | |
| 10/20/1994 | 559 | | 6,500 | | | | | REMODEL BATH |
| 4/12/1993 | 99 | Manual | 1,800 | | | | | REPLACE PORCH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/10/2019 | OWNR INFO | JO | Jenny O |
| 11/10/2018 | MEAS&NOTICE | HS | Hanne S |
| 2/12/2009 | Measured | 336 | PATRIOT |
| 12/22/1999 | Inspected | 263 | PATRIOT |
| 11/18/1999 | Mailer Sent | | |
| 11/3/1999 | Measured | 263 | PATRIOT |
| 8/13/1992 | | JK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7787 | | Sq. Ft. | Site | | 0 | 90. | 0.84 | 10 | | | | | | | | | 588,249 | | | | | | 588,200 | |

Total AC/HA: 0.17876 | Total SF/SM: 7787 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 588,249 | Spl Credit | Total: 588,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1893 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | 1 | Rating: | Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.02742624 |
| Const Adj.: | 1.00989902 |
| Adj $ / SQ: | 129.700 |
| Other Features: | 108976 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 626303 |
| Depreciation: | 67641 |
| Depreciated Total: | 558662 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 8 | | | BRs: 4 | | | | Baths: 1 | | HB 1 | | |

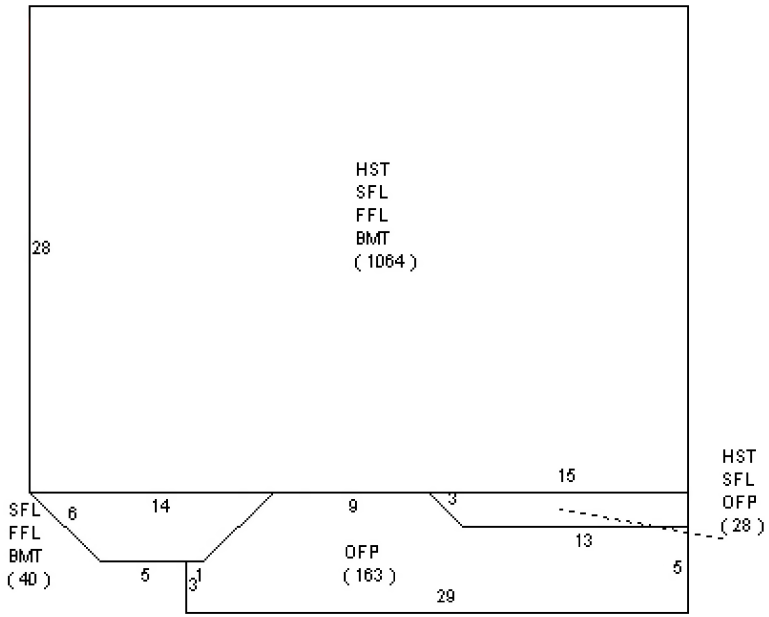
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 156.94 |
| Special Features: | 0 | Val/Su Net: | 137.04 |
| Final Total: | 558700 | Val/Su SzAd | 200.83 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,132 | 129.700 | 146,820 |
| BMT | Basement | 1,104 | 38.910 | 42,957 |
| FFL | First Floor | 1,104 | 129.700 | 143,188 |
| HST | Half Story | 546 | 129.700 | 70,816 |
| OFP | Open Porch | 191 | 25.390 | 4,849 |
| | | | | |
| | | | | |
| | Net Sketched Area: | 4,077 | Total: | 408,630 |
| Size Ad | 2782 | Gross Are | 4623 | FinArea 2782 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

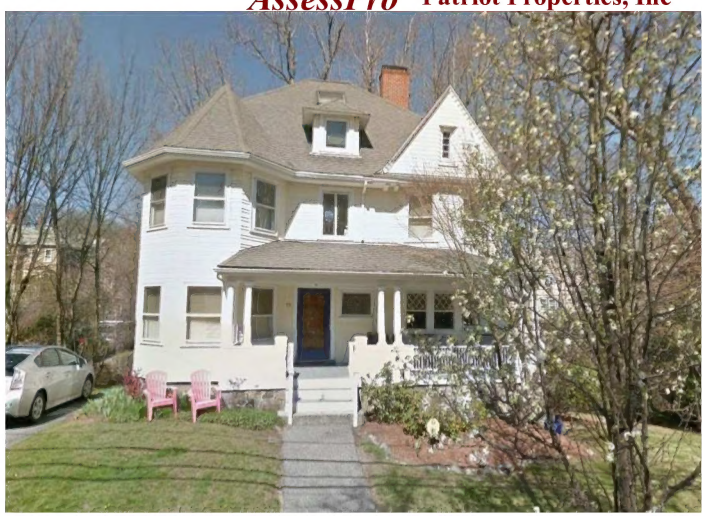
## SPEC FEATURES/YARD ITEMS

## PARCEL ID

132.0-0005-0006.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 16X22 | A | AV | 1980 | 3.32 | T | 31.2 | 101 | | | 800 | | | 800 |

| More: | N | Total Yard Items: | 800 | Total Special Featues: | | Total: | 800 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc